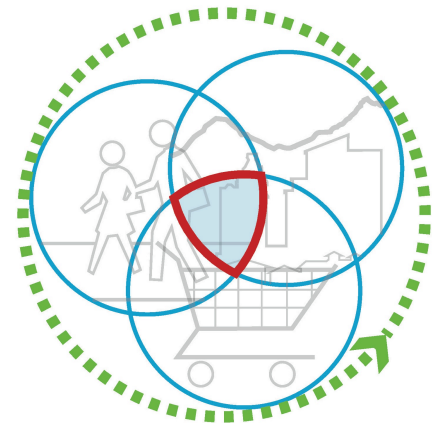


# Why Build in Kakaako?

**We're Trying to Build Community and Place!**

- **Pedestrian Oriented Development in a Transit Rich Neighborhood**
- **What Are We Trying to Accomplish?**
- **Why Build in Kakaako?**
- **High Rise Development in the City Makes Sense!**
- **Existing and Planned Development**





Pedestrian oriented development  
around transit rich areas

Compact Walkable Community

Waterfront Redevelopment

Makai Area Waterfront Park  
& Commercial

Mixed Use / High Density

Urban Redevelopment  
& High Density

# What Are We Trying To Accomplish?

# Kakaako Plan Principles

- **Develop “urban village” neighborhoods**
  - Mixed uses, pedestrian-scale relationship of building to street and public places
- **Create great places**
  - Use of corridors, existing public lands and redevelopment opportunities
- **Make connections**
  - Maintain and complete the street grid, strategic crosswalks, multi-modal design



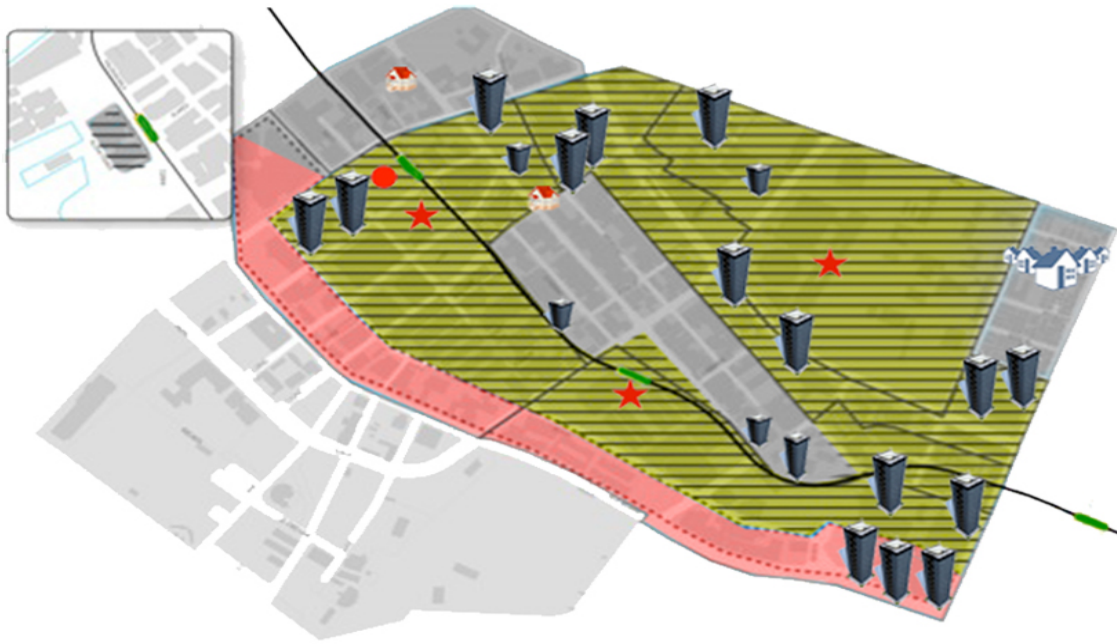


# Urban Design Principles



- **Create outstanding pedestrian environment**
- **Provide improved street connections**
- **Create network of green streets**
- **Connect pedestrian paths across major thoroughfares**
- **Strengthen the Mauka-Makai linkage**
- **Support small-lot, mixed use, industrial pattern in Central Kaka‘ako**
- **Support transit-oriented development**

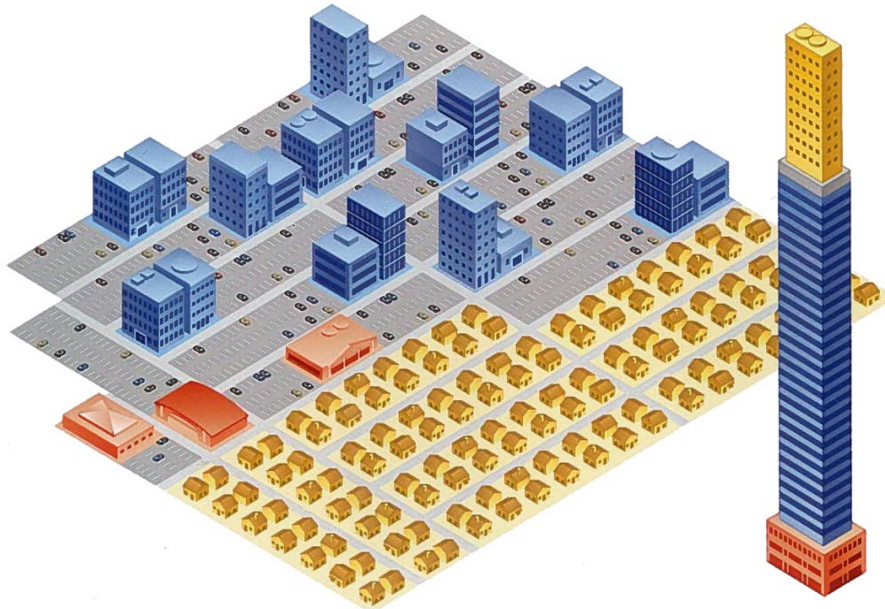
Kakaako Population  $\approx$  12,000  
City of Honolulu  $\approx$  327,000  
Island of Oahu  $\approx$  950,000



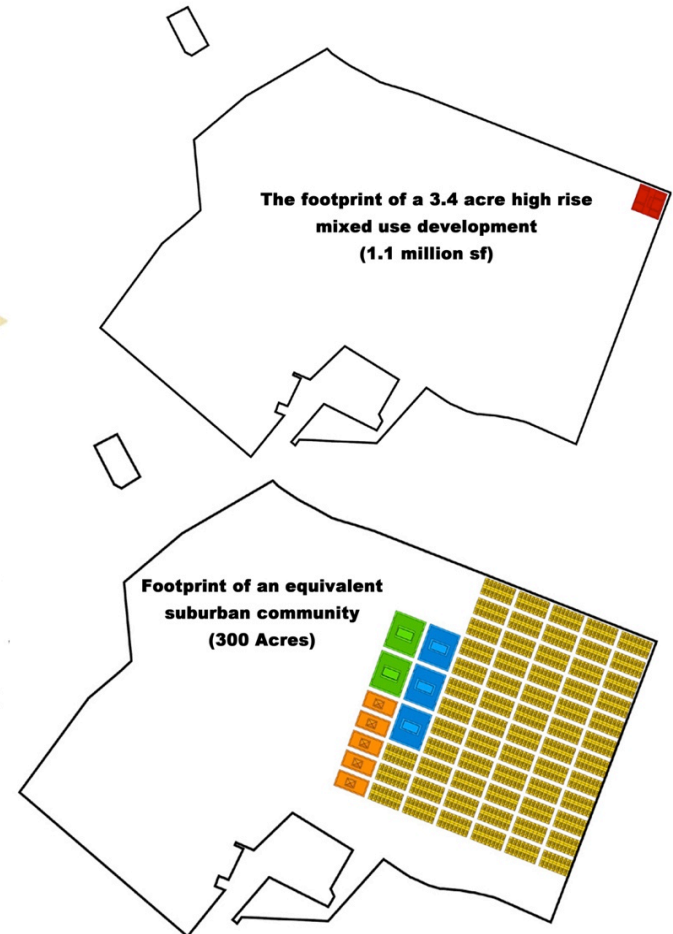
**Why Direct  
Growth to  
Kakaako?**

*There are  
relatively few  
people living in  
Kakaako now!*

## Why Direct Growth to the City in the Form of High Rise Mixed Use Developments?



A 1.3 million square foot mixed-use skyscraper with a FAR of 15 will cover 60% of a typical city block. The same **135,000 square feet of retail**, **225,000 square feet of residential** and **875,000 square feet of office** spread over a typical suburban setting with strip malls, one-quarter-acre building lots, and open parking would cover more than 21 city blocks.



**Because It Makes So Much Sense!**





A. One Water Front Towers  
 B. Royal Capital Plaza  
Nauru Development :  
 C. 1133 Waimanu  
 D. Nauru  
 E. Hawaiiki  
 F. Koolani  
 G. Imperial Plaza  
 H. One Archer Lane

I. Hokua  
 J. Moana Pacific  
 K. 909 Kapiolani  
 L. Keola Lai  
 M. Pacifica  
 N. 680 Ala Moana  
Nauru Development:  
 O. Waihonua  
 P. Rycroft Terrace

Q. Symphony Honolulu  
 R. 801 South Street  
Kaiaulu O Kakaako Master Plan (KS):  
 S. The Collection  
Ward Neighborhood Master Plan:  
 T. Land Block 2 - Project 1  
 U. Land Block 3 - Project 1  
 V. Land Block 5 - Project 1  
 W. Kamakee Vista

X. Pohulani  
 Y. Kauhale Kakaako  
 Z. Na Lei Hulu Kupuna  
 1. Honuakaha  
 2. Halekauwila Place